



## Shop 2/206 Maroubra Road Maroubra NSW

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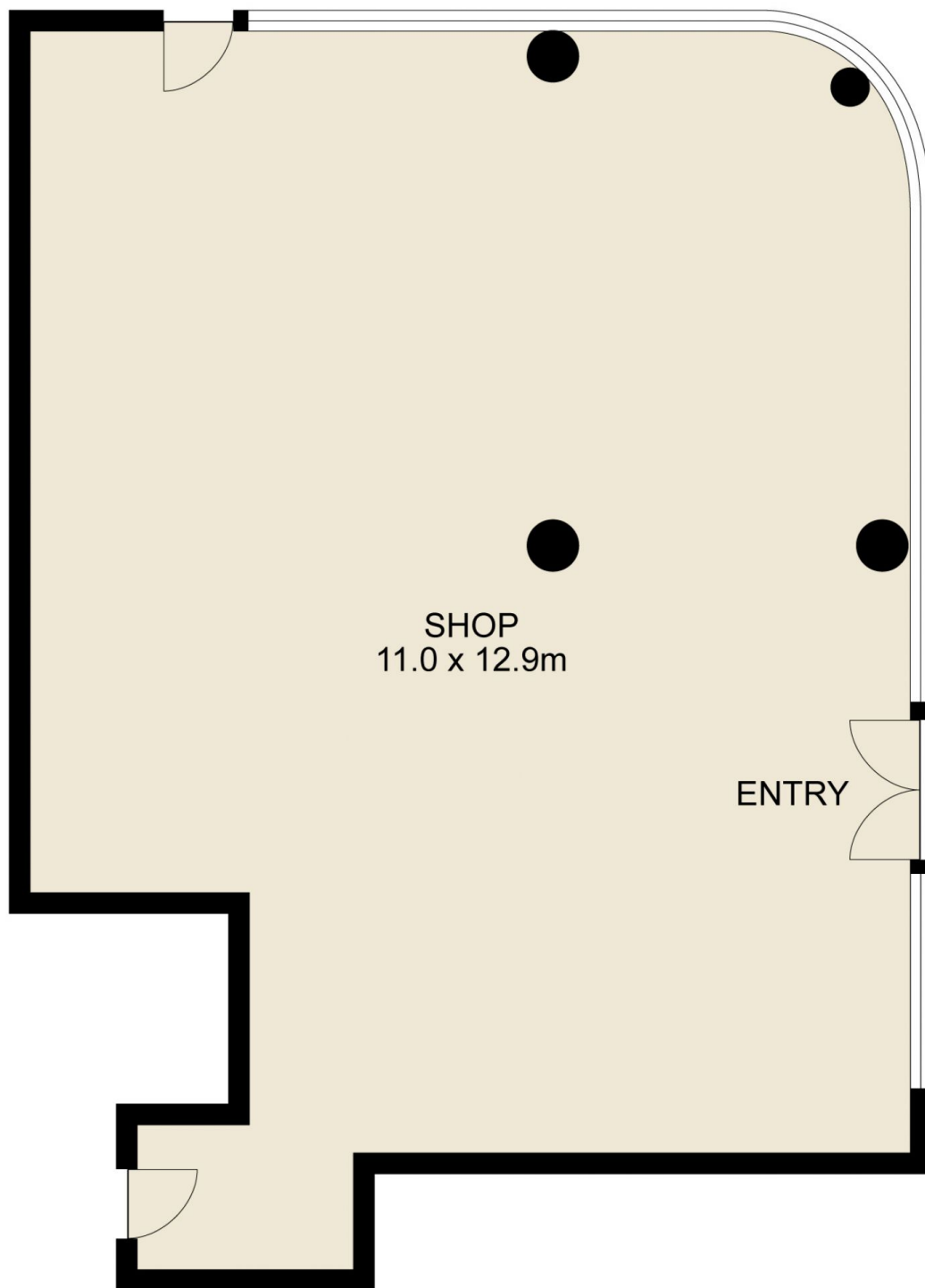
- ? Currently tenanted to International Franchised Tenant
- ? 5 x 5 Year Lease which commenced July 2020
- ? Excellent corner position with great curb side exposure to both pedestrian traffic & car traffic
- ? Total Internal Floor Area 135m<sup>2</sup>
- ? 3 x Secure Car Spots
- ? Gross Annual Income \$95,481.00

Agents & Co, as the exclusive listing agent is pleased to present 2/206 Maroubra rd, Maroubra. The property is situated on a corner position with two street access via Garden Street, allowing for 3 off-street car spaces. Currently improved as a tutoring college, the property includes generous ground floor retail space with a GFA of 135sqm\*

**Price** : For Sale \$1,950,000  
**Building Size** : 166 sqm  
**View** : <https://www.agentsandco.com.au/sale/nsw/eastern-suburbs/maroubra/commercial/retail/6890242>



**Nick Papas**  
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Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

2/206-212 Maroubra Road, Maroubra